



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

409 South Main Street

Harrisonburg, Virginia 22801

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## NOTICE OF PUBLIC HEARING

The Harrisonburg Planning Commission will hold a public hearing on Wednesday, June 11, 2014, at 7:00 p.m. in City Council Chambers, 409 South Main Street, to consider the following:

*Rezoning – 130 Mt. Clinton Pike M-1 to B-2C (Lantz Eby Enterprises)*

Public hearing to consider a request from Lantz Eby Enterprises with representative Keith May of Cottonwood Commercial to rezone one parcel containing 3.0 +/- acres from M-1, General Industrial District to B-2C, General Business District Conditional. The property is located at the corner of Mt. Clinton Pike and Acorn Drive, is addressed as 130 Mt. Clinton Pike and 302 Acorn Drive, and identified as tax map parcel 44-C-1. The Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development and related activities. The Zoning Ordinance states that the M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. No minimum lot size restrictions exist in the M-1, General Industrial District. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District.

Maps and other information are available for review in the Community Development Department, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 432-7700 at least five days prior to the date of the meeting.